

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, We Green Bay Packaging Inc., are the sole owners of a tract of land situated in the JOHN D. HUDSON SURVEY, ABSTRACT NO. 741, City of Fort Worth, Tarrant County, Texas and being all of Lot 4-R-1R, Block 5, Carter Industrial Park Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in County Clerk's File No. D200060835, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with red plastic cap stamped "W.A.I. 5714" set for the Northwest corner of said Lot 4-R-1R, said iron rod being situated in the East right-of-way line of South Freeway [Interstate Highway 35W], (a variable width right-of-way);

THENCE North 89 deg 29 min 15 sec East, departing said East right-of-way line and along the North line of said Lot 4-R-1R, a distance of 1,147.55 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I. 5714" set for the Northeast corner of said Lot 4-R-1R, said iron rod being situated in the West right-of-way line of Union Pacific Railroad (a 53 foot right-of-way);

THENCE South 00 deg 25 min 15 sec East, departing said North line and along the common line of said Lot 4-R-1R and said Union Pacific Railroad, a distance of 1,504.73 feet to a 5/8 inch iron rod with yellow plastic cap stamped "BHB INC" found for the Southeast corner of said Lot 4-R-1R;

THENCE South 89 deg 31 min 15 sec West, departing said common line and along the common line of said Lot 4-R-1R and Lot 5R1AR2, Block 5, South Fort Worth Commerce Center, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in County Clerk's File No. D221172847, Official Public Records, Tarrant County, Texas, a distance of 1,162.35 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I. 5714" set for the Southwest corner of said Lot 4-R-1R;

THENCE departing said common line and along the common line of said Lot 4-R-1R and said South Freeway, the following:

North 00 deg 28 min 25 sec West, a distance of 503.05 feet to a Brass Monument stamped "TXDOT" found for corner;

North 00 deg 31 min 17 sec West, a distance of 295.12 feet to a Brass Monument stamped "TXDOT" found for corner, said Monument being the beginning of a curve to the right having a radius of 2,944.79 feet, a central angle of 01 deg 59 min 55 sec, a chord bearing of South 00 deg 50 min 50 sec West, and a chord length of 99.22 feet;

Along said curve to the right, an arc distance of 99.23 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

North 01 deg 24 min 06 sec East, a distance of 340.08 feet to a Concrete Monument found for corner, said Monument being the beginning of a curve to the right having a radius of 2,884.79 feet, a central angle of 01 deg 35 min 00 sec, a chord bearing of North 00 deg 48 min 28 sec East, and a chord length of 79.72 feet;

Along said curve to the right, an arc distance of 79.72 feet to a 1/2 inch iron rod found in concrete;

North 00 deg 05 min 40 sec West, a distance of 187.09 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 40.014 acres or 1,743,013 square feet of land, more or less. Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 17th day of June, 2022, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoShack VRS network.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

KNOW ALL MEN BY THESE PRESENTS:

That Green Bay Packaging Inc., through the undersigned authority, does hereby adopt this plat designating the described property as "GREEN BAY PACKAGING ADDITION", an addition to the City of Fort Worth, Texas, and does hereby dedicate to the public use forever the streets and alleys thereon; and does hereby dedicate the easement strips shown on the plat for mutual use and accommodation of all public utilities desiring to use, or using same. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easement strips on said plat. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements, or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of these easement strips, and any public utility shall at all times have the right of ingress and egress to and from and upon any of said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

This plat is approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Fort Worth, Texas.

Witness my hand this 15th day of November, 2024.

By: Bryan Hollenbach, Executive Vice President of Green Bay Packaging Inc.

STATE OF WISCONSIN §
COUNTY OF BRUNN §

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Bryan Hollenbach known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity herein stated.

GIVEN under my hand and seal of office, this the 15th day of November, 2024.

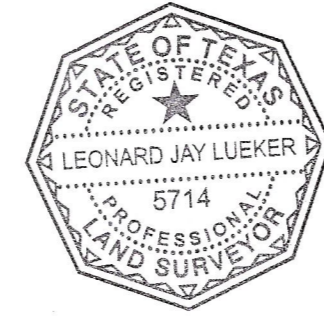
Kelly Jean Hanneman, Notary Public in and for Brunn County, Wisconsin

My Commission expires: 9/30/2026

SURVEYOR'S CERTIFICATE

That I, Leonard J. Lueker, do hereby certify that I have prepared this plat and the field notes shown hereon from an on the ground survey of the land, and this plat is a true, correct and accurate representation of the physical evidence found at the time of survey; that the corner monuments shown hereon were found and/or placed under my personal supervision. This plat was prepared in accordance with the platting rules and regulations of the City of Fort Worth, Tarrant County, Texas.

Leonard J. Lueker, Registered Professional Land Surveyor, Texas Registration No. 5714, Winkelmann & Associates, Inc., 6750 Hillcrest Plaza Drive, Suite 215, Dallas, Texas 75230, (214) 490-7090



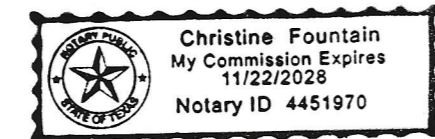
STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Leonard J. Lueker known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity herein stated.

GIVEN under my hand and seal of office, this the 18th day of November, 2024.

Christine Fountain, Notary Public in and for Tarrant County, Texas

My Commission expires: 11/22/28



WATER / WASTEWATER IMPACT FEES

The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the recordation date of this plat application, based upon schedule I of the current impact fee ordinance. The amount to be collected is determined under schedule II then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

UTILITY EASEMENTS

Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

TRANSPORTATION IMPACT FEES

The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon Schedule 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is issued.

SITE DRAINAGE STUDY

A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a grading plan in some instances may be adequate.) If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works stating awareness that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of the same.

CONSTRUCTION PROHIBITED OVER EASEMENTS

No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

BUILDING PERMITS

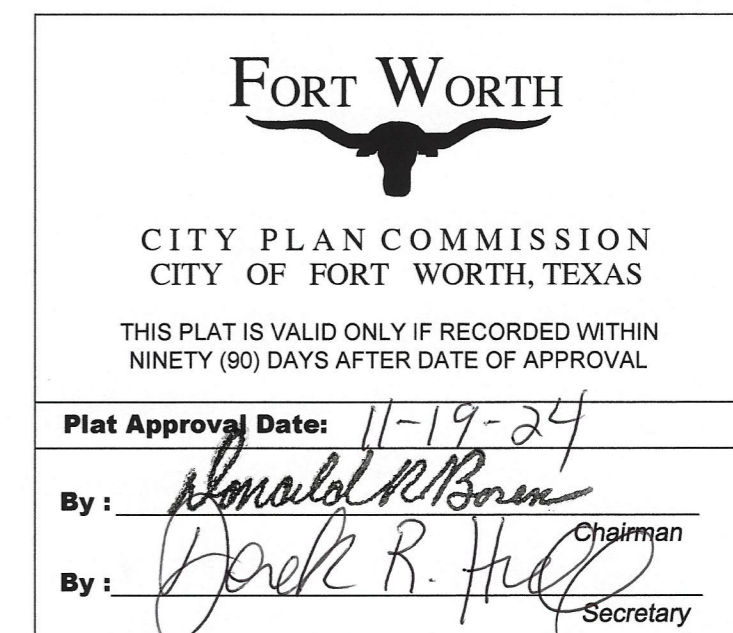
No building permits shall be issued for any lot in this subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks, or paving improvements; and approval is first obtained from the City of Fort Worth.

SIDEWALKS

Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".

COVENANTS OR RESTRICTIONS ARE UN-ALTERED

This Replat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.



Eric D. Head, 11/20/2024, County Clerk

CITY PROJECT NO. FS-24-114
FINAL SHORT / MINOR PLAT
GREEN BAY PACKAGING ADDITION
LOTS 1 & 2, BLOCK A

BEING 40.014 ACRES (1,743,013 SQ. FT.) OUT OF THE JOHN D. HUDSON SURVEY, ABSTRACT NO. 741 IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS. BEING A REPLAT OF ALL OF LOT 4-R-1R, BLOCK 5, CARTER INDUSTRIAL PARK ADDITION, RECORDED IN CABINET A, SLIDE 5750, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS. PREPARED: November, 2024. REVISED: Friday, November 15, 2024 12:41:55 PM

SURVEYOR: Winkelmann & Associates, Inc., 6750 Hillcrest Plaza Drive, Suite 215, Dallas, Texas 75230, Phone: (972) 490-7090, Fax: (972) 490-7099, Leonard J. Lueker, l.lueker@winkelmann.com

OWNER: Green Bay Packaging Inc., 7901 South Freeway, Fort Worth, Texas 76134, Phone: (920) 433-5167, Adam Winters, legal@gbp.com

This plat recorded in Document Number _____ Date _____



JOHN D. HUDSON SURVEY, ABSTRACT NO. 741, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

FINAL SHORT / MINOR PLAT
GREEN BAY PACKAGING ADDITION
LOTS 1 & 2, BLOCK A
FORT WORTH, TARRANT COUNTY, TEXAS

Date: 01.04.24
Scale: N/A
File: 74401.0C-RPLT
Project No.: 74401.0C

SHEET 2 OF 2